

COMING SOON

Book your viewing now by contacting our Lettings Team

Robert
Luff & Co
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Broadwater Street East, Worthing

Fees Apply
£850 Fees Apply

- Top Floor Studio Flat
- 17'5" x 14'10" Room
- Separate Kitchen with Oven
- White Bathroom Suite
- Unallocated Parking
- EPC Rating - E
- Council Tax Band - A
- Available in JUNE 2025
- NEW KITCHEN TO BE FITTED

Robert Luff & Co are delighted to offer to the market this well-proportioned top floor studio flat, situated within a purpose-built development in the heart of Broadwater.

The property offers a bright and versatile living space with scope for personalisation. While it currently requires some cosmetic updating, it presents an excellent opportunity for tenants looking for a well-located home they can make their own.

Conveniently located, the property is just a short walk from a great selection of local shops, amenities, and regular bus routes providing easy access to Worthing town centre and surrounding areas.

TO BE REDECORATED AND NEW KITCHEN FITTED

TARGET MOVE DATE END OF JUNE 2025.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

DOUBLE GLAZED FRONT DOOR TO ENTRANCE HALL

Wooden floorboards, newly painted walls

Studio Room 17'5" x 14'10" (5.31m x 4.52m)

Brand new brown coloured carpet, newly painted walls, double glazed window, built in wardrobes, wall mounted electric fire

Kitchen 6'11 x 4'6 (2.11m x 1.37m)

Wall and base units, electric cooker, sink unit, double glazed window, built in tall cupboards, newly painted walls, double glazed window

Bathroom

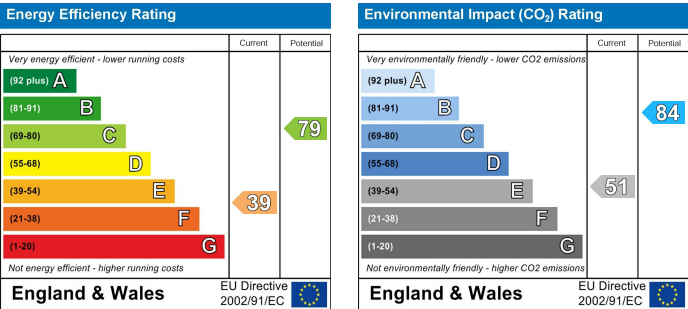
Brand new vinyl flooring, white suite of bath with shower mixer, W.C. and pedestal wash hand basin, wall mounted electric heater, double glazed window



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.